

# \$315,000 - 156 Savanna Walk Ne, Calgary

MLS® #A2240215

**\$315,000**

2 Bedroom, 1.00 Bathroom, 573 sqft

Residential on 0.00 Acres

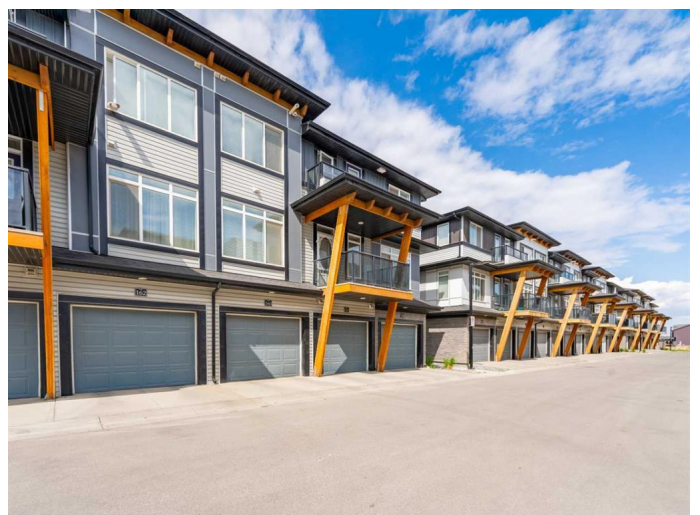
Saddle Ridge, Calgary, Alberta

Welcome to this beautifully maintained single-level townhome offering a perfect blend of style, functionality, and convenience. Ideal for first-time buyers or savvy investors, this two-bedroom, one-bathroom unit is located in the vibrant community of Savanna in Saddleridge—just steps from schools, shops, restaurants, parks, and transit.

The thoughtfully designed interior features an open-concept living and dining area, perfect for both relaxing and entertaining. The modern kitchen boasts sleek stainless steel appliances, quartz countertops, full-height cabinetry, and a peninsula with additional seating—ideal for casual meals or hosting guests. Wide plank flooring and contemporary finishes add a touch of elegance throughout.

Both bedrooms are generously sized with ample closet space, and the well-appointed bathroom features stylish fixtures and a clean, modern design. A dedicated laundry area adds everyday convenience, and the unit is complete with attached garage and low-maintenance living.

Whether you're looking to get into the market or expand your investment portfolio, this home also offers great short-term rental potential. With a well-connected location and strong rental demand, it's a smart choice all around.



Don't miss your chance to own a stylish, affordable home in one of Calgary's most up-and-coming communities"book your showing today!

Built in 2020

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2240215               |
| Price          | \$315,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 573                    |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 156 Savanna Walk Ne |
| Subdivision | Saddle Ridge        |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3J0Y3              |

**Amenities**

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Trash, Community Gardens, Playground |
| Parking Spaces | 1                                             |
| Parking        | Covered, Driveway, Single Garage Attached     |
| # of Garages   | 1                                             |

**Interior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| # of Stories | 3                       |
| Basement     | None                    |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Courtyard, Lighting, Playground |
| Lot Description   | Level                           |
| Roof              | Asphalt Shingle                 |
| Construction      | Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 73              |
| Zoning         | M-1 d100        |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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